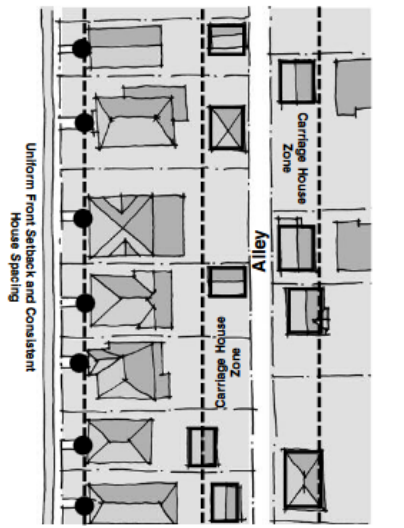
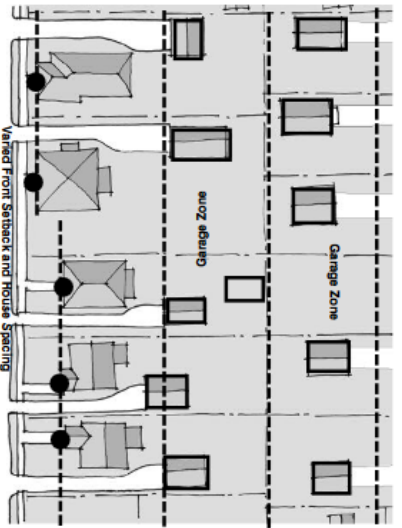



# Accessory Dwelling Units

August 10, 2016  
Information Packet

Traditional Neighborhoods	Transitional Neighborhoods	Post War Neighborhoods
 <p>Uniform Front Setback and Consistent House Spacing</p> <p>Alley</p> <p>Carriage House Zone</p>	 <p>Varied Front Setback and House Spacing</p> <p>Garage Zone</p>	
<p><b>Traditional Neighborhood Blocks</b></p> <p><b>Features:</b></p> <ul style="list-style-type: none"> <li>• Shallow lots, with or without alley</li> <li>• Carriage houses and garages at the back of the lot</li> <li>• Original carriage houses small single bay buildings</li> </ul> <p><b>ADU Sites:</b></p> <ul style="list-style-type: none"> <li>• Place ADUs along alley frontage or rear property line</li> </ul>	<p><b>Transitional Neighborhood Blocks</b></p> <p><b>Features:</b></p> <ul style="list-style-type: none"> <li>• Pre-war grid blocks with pre- and post war housing</li> <li>• Deep lots</li> <li>• Garages located in rear yards</li> </ul> <p><b>ADU Sites:</b></p> <ul style="list-style-type: none"> <li>• Place ADUs within garage zone in rear yards</li> </ul>	<p><b>Suburban Neighborhood Blocks</b></p> <p><b>Features:</b></p> <ul style="list-style-type: none"> <li>• Cul-de-sac blocks</li> <li>• Small yards</li> <li>• Parking in front of lot with 20' driveway parking</li> </ul> <p><b>ADU Sites:</b></p> <ul style="list-style-type: none"> <li>• Garage conversions</li> <li>• Place ADUs in rear lot areas on bigger lots</li> </ul>



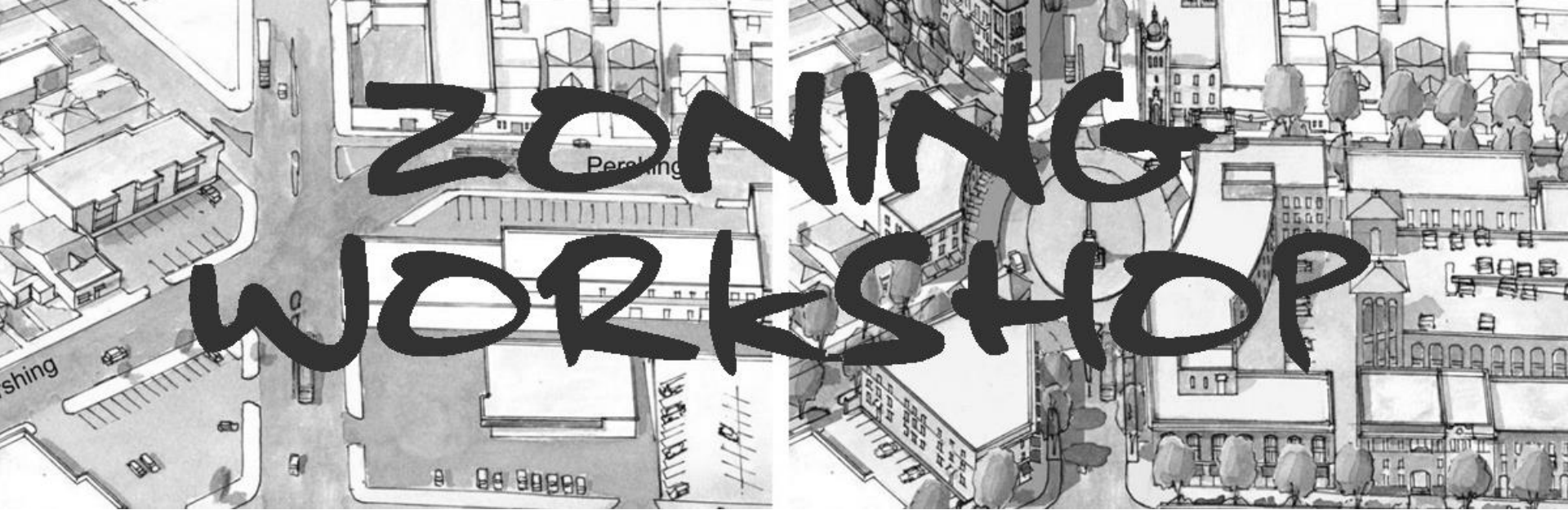
# ONE

*St. Marys*  
**ONE VISION**

Project Tasks	2015			2016												2017			
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
NOTICE IS PROCEED	★																		
Task 1: Data Gathering and Existing Land Use																			
Task 2: Visioning & Community Engagement																			
Task: Steering Committee																			
Task: Community Engagement Activities																			
Task 3: Master Plan																			
Task: Future Land Use Plan																			
Task: Multi-Modal Mobility																			
Task: Finalize Master Plan Document																			
Task 4: New Zoning Ordinance																			
Zoning Ordinance Diagnostic Report																			
Draft Zoning Ordinance																			
Final Zoning Ordinance																			
Task 5: New Zoning Map and GIS Database																			
PROJECT COMPLETION																			★



## One St. Marys Master Plan Timeline



**Master Plan Zoning Workshop**

**Tuesday, August 23**

1-3 PM

St. Marys United Methodist Church

Bailey Hall

106 East Conyers Street

**Master Plan Zoning Changes**

**Tuesday, August 23**

5:30 PM

St. Marys Planning Commission Meeting

Council Chambers City Hall

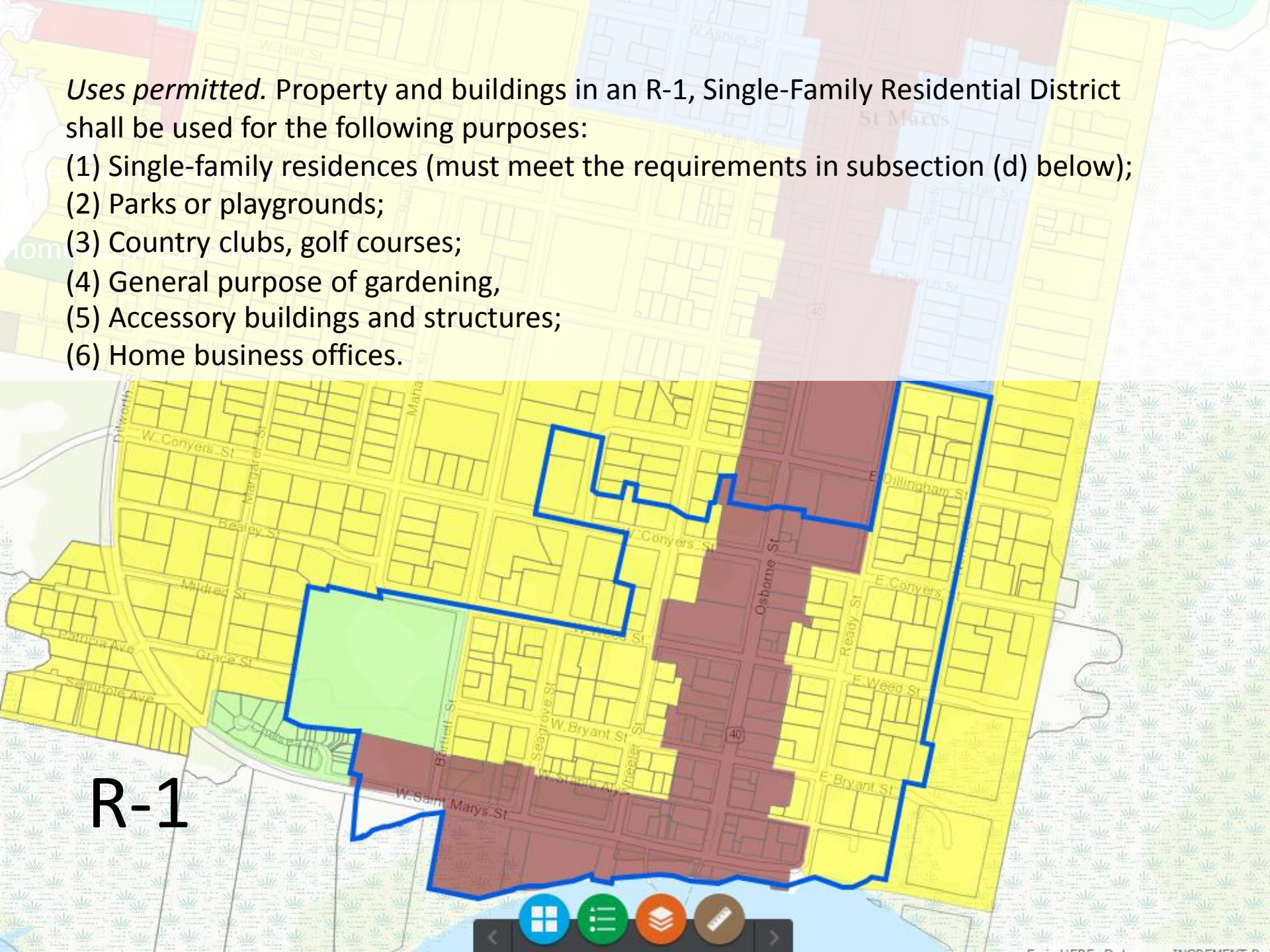
418 Osborne Street



*Uses permitted.* Property and buildings in an R-1, Single-Family Residential District shall be used for the following purposes:

- (1) Single-family residences (must meet the requirements in subsection (d) below);
- (2) Parks or playgrounds;
- (3) Country clubs, golf courses;
- (4) General purpose of gardening,
- (5) Accessory buildings and structures;
- (6) Home business offices.

R-1



*Special permit uses.* The following uses may be permitted in accordance with provisions contained in [section 110-145](#), and if additional conditions which may be required are met.

A caretaker residence shall be permitted behind or "above the shop" for only the business owner and his/her immediate family.

1. If the caretaker residence is located "above the shop", the residence shall have:
  - i. Code-approved fire separation between the residence and the shop below;
  - ii. Be a minimum of 900 square feet;
  - iii. Have a fully functioning sprinkler system to applicable code;
  - iv. Have at least two exits as remote as possible from each other;
  - v. Be in compliance with all applicable codes.

2.

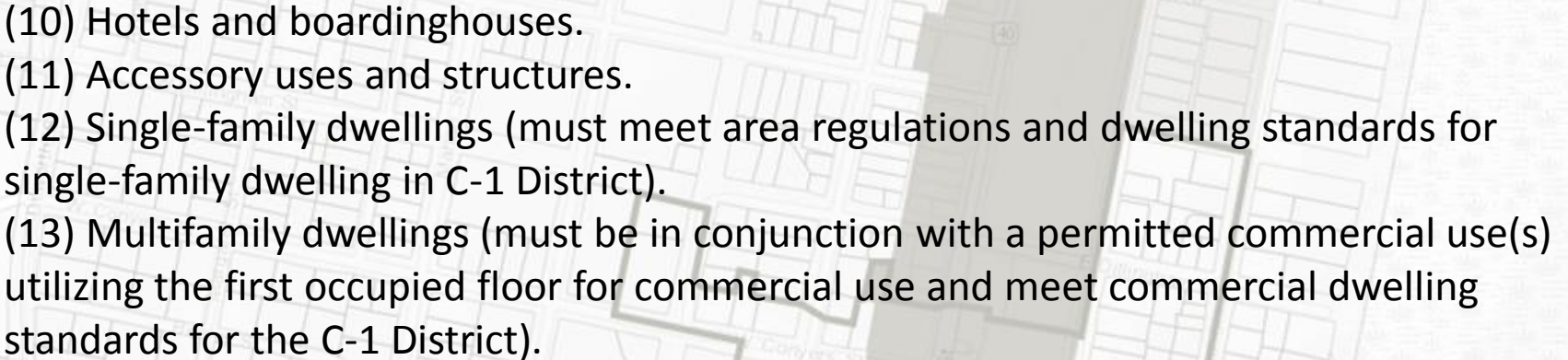
If the residence is located behind and not physically connected to the shop (business use), the shop portion of the structure shall conform to the approved C-2 commercial portions of the St. Marys Building Code and Zoning Ordinance, as applicable; and the residential portion of the structure shall conform to the approved R-1 residential portions of the applicable St. Marys Building Code and Zoning Ordinance, as applicable.

# R-1



## Permitted Uses:

...

- 
- A background map of a city street grid. A central vertical street is highlighted in a darker shade. To the right of this street, a rectangular area is outlined in a light gray, representing a commercial district. The map shows various street layouts, including blocks and corridors.
- (10) Hotels and boardinghouses.
- (11) Accessory uses and structures.
- (12) Single-family dwellings (must meet area regulations and dwelling standards for single-family dwelling in C-1 District).
- (13) Multifamily dwellings (must be in conjunction with a permitted commercial use(s) utilizing the first occupied floor for commercial use and meet commercial dwelling standards for the C-1 District).



# C-1

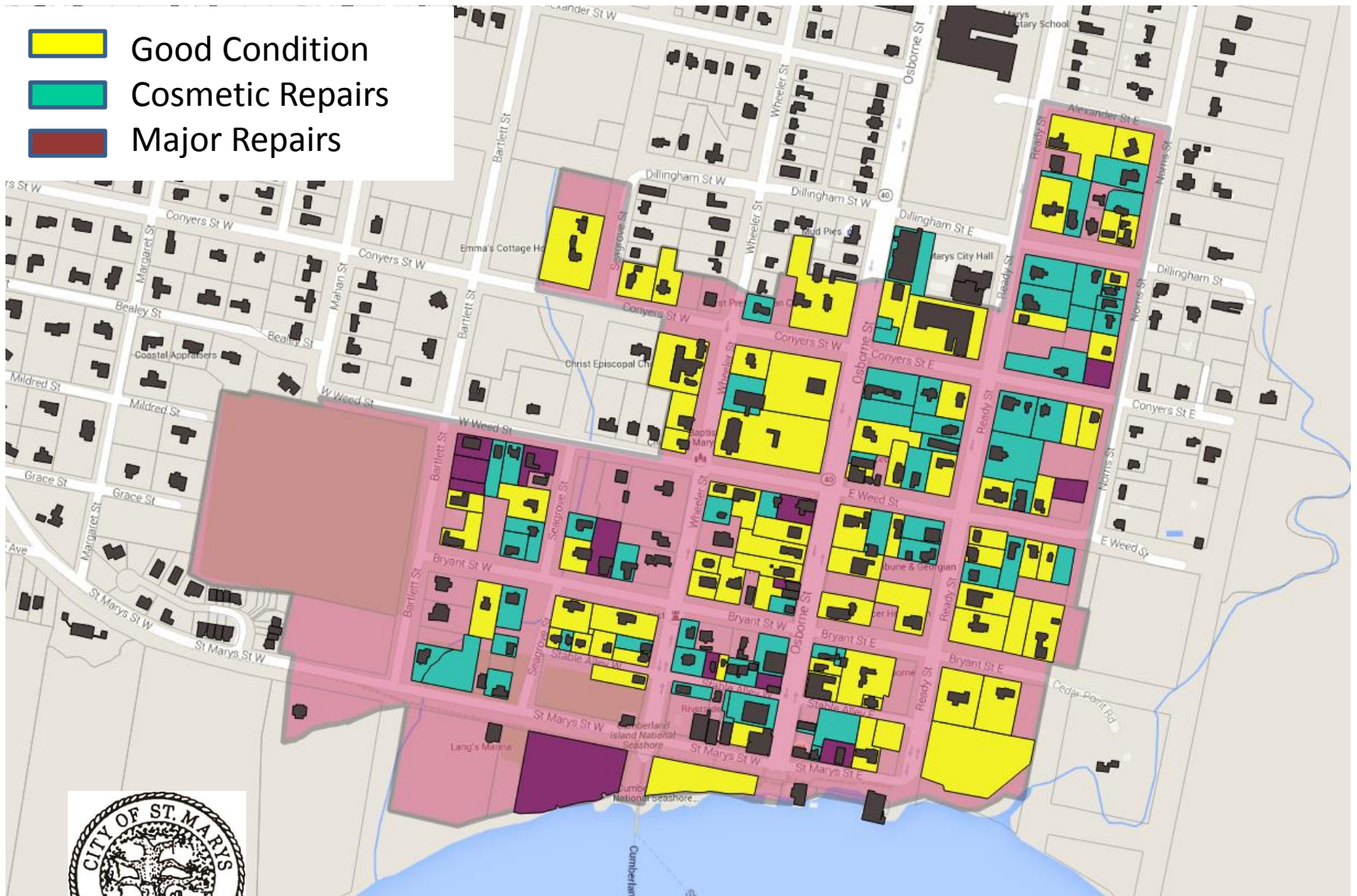
Current zoning code does not address many of the current uses in the Historic District, especially those involving mixed-use, accessory structures, special or conditional uses and their signage and parking.

The Master Plan process will begin to address zoning changes this month, with a public workshop on Tuesday, August 23, 1-3 PM, at the St. Marys United Methodist Church, 106 E. Conyers St.



## Zoning

-  Good Condition
-  Cosmetic Repairs
-  Major Repairs



## HD: Condition of Properties



 Contributing



# HD: Contributing Properties

## Smart Code/Form-Based Codes

### Transects

It also ensures that a community will not have to scrutinize all proposed projects, because the intentions of the citizens will have already been determined in the process that leads to the code. The SmartCode is a comprehensive framework for that process.



## Form-Based Code

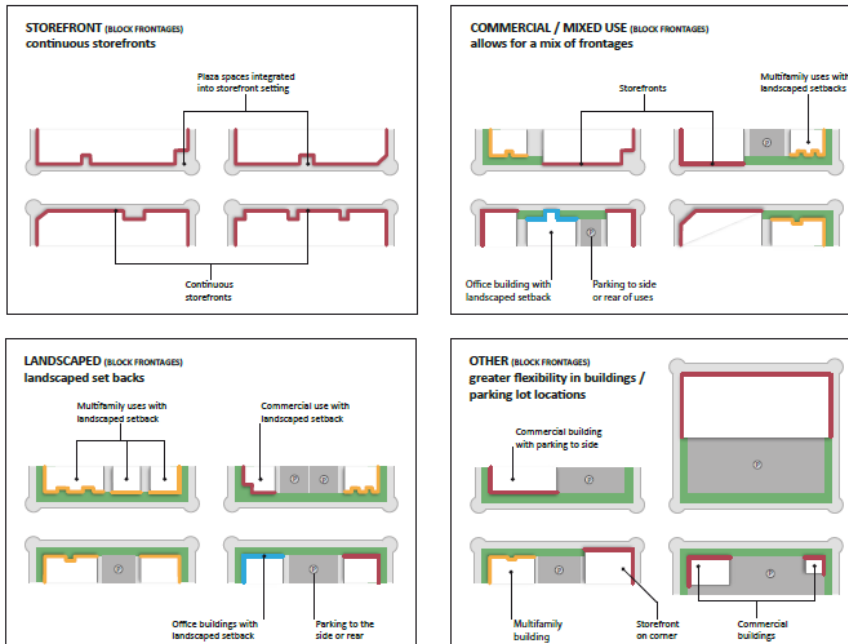
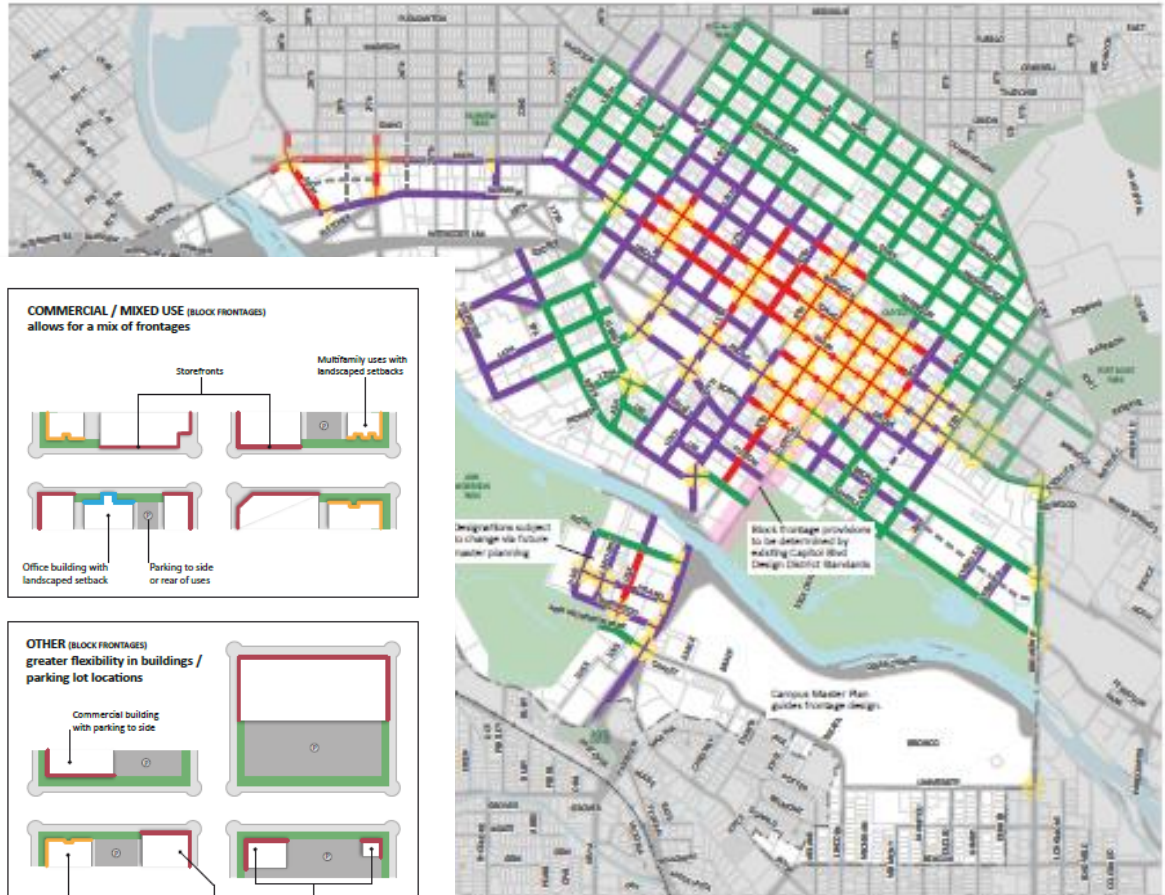


Fig. 2-3. Examples of block frontage development under each of the four block frontage designations.



# Corridor Planning



# ADU Keys:

## **Concentration:**

Density  
Rental and Ownership

## **Parking:**

On & Off-street  
Access

## **Size:**

Attached & Un-attached  
1/3

## **Occupancy:**

Deed Restriction  
Number

## **Zoning:**

Overlay or Base  
Setbacks  
Maximum Height  
Between Habitable Structures  
Lot Coverage

## **Design:**

Details



# ZONING WORKSHOP

## **Master Plan Zoning Workshop**

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1-3 PM

St. Marys United Methodist Church

Bailey Hall

106 East Conyers Street

## **Master Plan Zoning Changes**

**Tuesday, August 23**

5:30 PM

St. Marys Planning Commission Meeting

Council Chambers City Hall

418 Osborne Street



Thank you.

[jeff.adams@stmarysga.gov](mailto:jeff.adams@stmarysga.gov)

follow us on 